

Buyer Manager © Hometown.com. Help

Buyer Services

Tell us what you think of our site...
 comments suggestions

To add a buyer to your Buyer List, fill out the following form. Click **Finished** when you're done.

Buyer Type: ☒ Client Only clients receive Price History & Area Sales

Give Buyer: ☒ Buyer Report ☒ Property Lookup

Name(s): _____

Address 1: _____

Address 2: _____

City: _____ **State:** **Zip:**

Home Phone: - - **Work Phone:** - -

Fax: - - **Pager:** - -

Email: _____

204 **206** **208** **210** **212** **214** **216** **218** **222** **226** **220** **224**

FIG. 2A

BEST AVAILABLE COPY

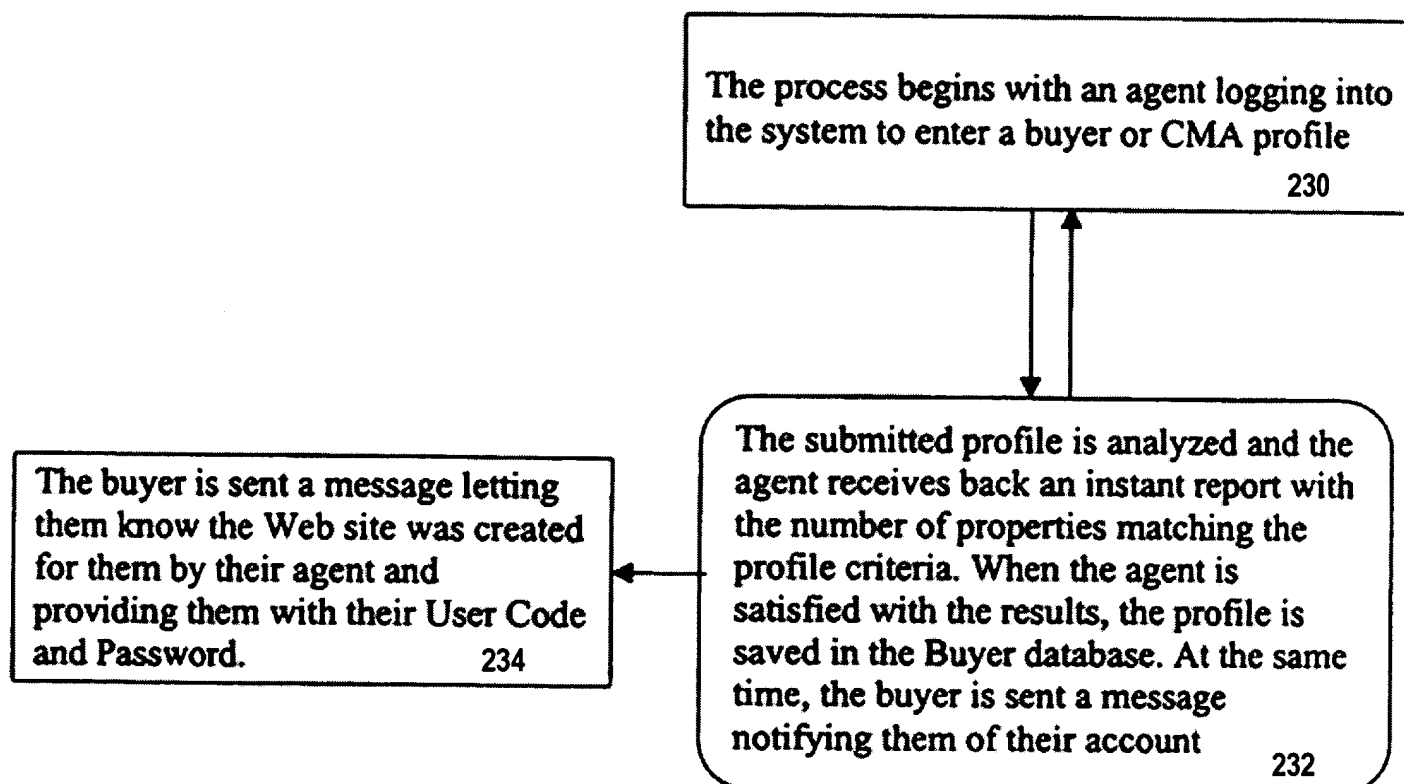


FIG. 2B

FIG. 2C


Buyer Manager © TheAgent.com. Help

Home Buyer Services

Tell us what you think of our site...
comments suggestions

Buyer List → Kane Alexander Dr → Buyer Report → Property Details

Property Overview 12235 Kane Alexander Dr [Agent Info](#) | [Print](#) | [View Yahoo Map](#)



Area	01-06 / Northstone		
Age	0	MLS#	0945702
Exterior	Brick Veneer	Style	Traditional
Levels	2.0	Rooms	12+
SqFt	2,818	Acreage	0 Acres
Price	\$261,497	\$/SqFt	\$92.80
Bedrooms	5	Baths	3 Full, 1 Half
Heat	Gas	Water	City Water
Basement	No	Parking	2 Car Garage
Misc	Wood Floors, Fireplace(s), Central Air		
<input checked="" type="checkbox"/> Perfect Match			

Property Notes

602
604

TAKE I-75 SOUTH ON HWY. 73. RIGHT ON HWY. 115. LEFT ON MODORD ROAD. NORTHSTONE IS ON THE RIGHT.

[Area Sales](#)
[Loan Report](#)

View [Photo Report](#)

[Top](#) [Review Criteria](#) [Last](#) [Next](#)

Document Done

FIG. 6A

Property Lookup © 1998 Eager.com, Inc. All rights reserved.

Property Lookup

Tell us what you think of our site...
 comments suggestions

Property Lookup will allow you to look for any property in Cabarrus, Mecklenburg, Stanly, Union, and York counties.

610

612

614

616

618

☐ Target Price
☐ Price Range
☐ Sub-Division
☐ Street Name
☐ MLS Number

Target Price finds properties priced close to the price you enter. Price Range finds properties priced between the prices you enter. Sub-Division and Street Name find properties with the name you enter in their sub-division or street name.

Example:

Type in your criteria and click on the 'Begin Search' button.

620

FIG. 6B

The buyer selects Property Lookup from their menu bar. Next, they fill out and submit the Property Lookup form for processing. The search results page is returned.

630

When a Property Lookup request is received, the system queries the Buyer Database for the buyer's MLS areas. Next, it queries the Areacnty Database to determine counties corresponding to the buyer's MLS areas. A Property Lookup page is then returned to the buyer with the lookup counties indicated at the top of the page. When the buyer submits the Property Lookup form, the form is checked for completeness and returned to the buyer if any required information is missing. Finally, the system queries the For Sale Database for properties located in the counties indicated that match the

632

FIG. 6C

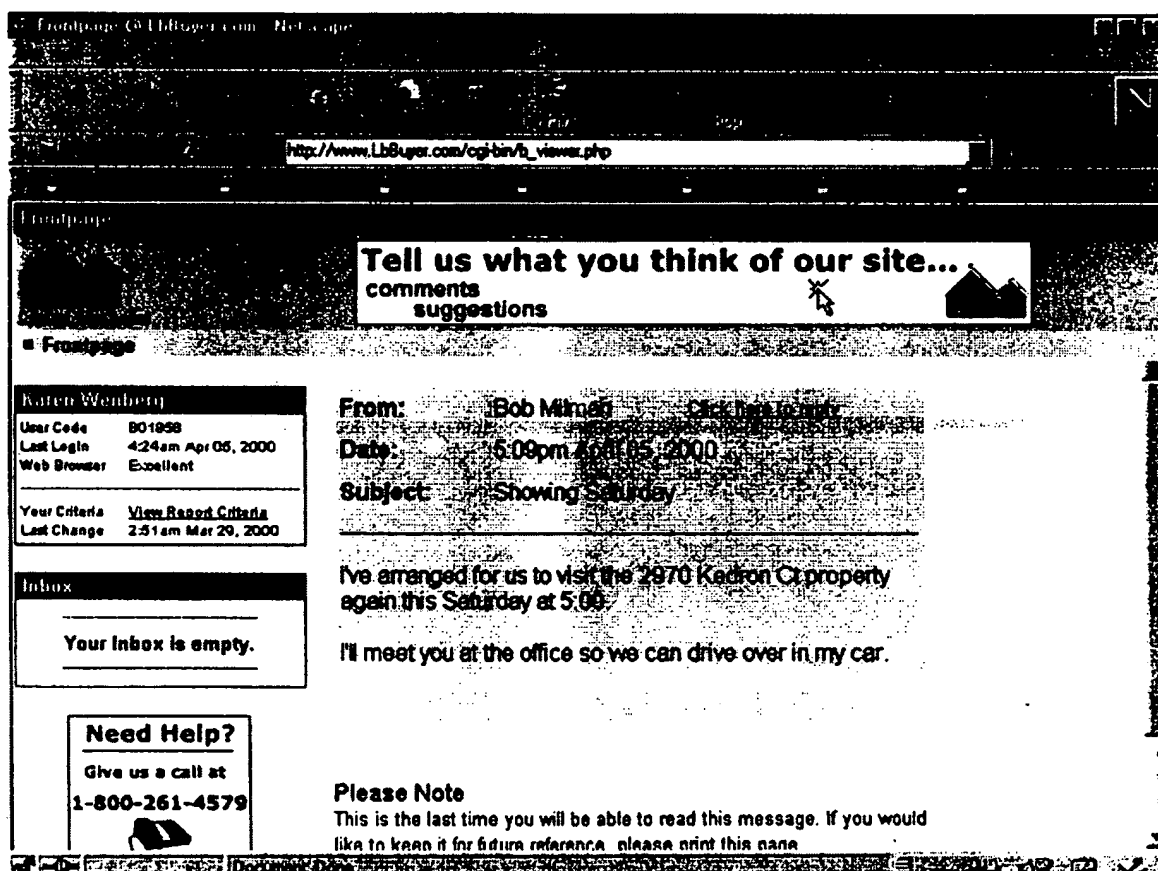



FIG. 20

CMA Services @ LbAgent.com - Netscape

Forward Back Home Print Stop


http://www.LbAgent.com/cgi-bin/a_viewer.php?view=2

Frontpage | Buyer Services | CMA Services | Message Center | To Do List | Profile | Help



Tell us what you think of our site...

comments suggestions



■ CMA List → 1606 Dendy Ln

Address 1606 Dendy Ln
CMA ID 1
Creation Date 4:12pm Jan 19, 2000
Last Edt 7:07pm Jan 19, 2000

For Sale Comps
Click here to view active listings that match this CMA profile.

Sold Comps
Click here to view recently sold properties that match this CMA profile.

Property Lookup
Click here to manually search for active or sold listings that match this CMA profile.

CyberCMA Report
Click here to view a CyberCMA report generated using the properties you have identified as comparable.

Edit CMA Profile
Click here to modify this CMA profile.

Give CMA

FIG. 21

Frontpage @ LbSeller.com - Netscape

http://www.LbSeller.com/cgi-bin/s_viewer.php

Frontpage | For Sale Comps | Sold Comps | Property Lookup | CyberCMA | To Do List | Help

Tell us what you think of our site...

comments suggestions

Welcome to LbSeller.com!

Our site is currently under development. If you have any problems or questions, please call us toll free at 1-800-261-4579.

Getting Started

Questions or Comments?

To contact our Help Desk, click on the link below:
[Message the Help Desk](#)

Peter Andrews

User Code	S00010
Last Login	5:58pm Mar 10, 2000
Web Browser	Excellent

Inbox

Your Inbox is empty.

Need Help?

Give us a call at
1-800-261-4579

LbSeller.com

FIG. 22

I. CyberCMA Reports

CyberCMA Report

SUBJECT PROPERTY

ADDRESS	SUB-DIV	LVLS	BDRMS	BATH	AGE	SQFT	LIST\$	\$SQ/FT	DOM
234 Knob View Ct.	Knob View	2.0	4	3.1	8	4320	N/A	N/A	N/A

FOR SALE PROPERTIES

ADDRESS	SUB-DIV	LVLS	BDRMS	BATH	AGE	SQFT	LIST\$	\$SQ/FT	DOM
913 Knob View Ct.	Knob View	2.0	5	4.1	9	4376	419,500	95.86	220
120 Glousman Rd	Willow Gle	2.0	4	3.1	10	4283	444,900	103.88	84

VERAGE LIST\$: 432,200 AVERAGE \$/SQ.FT.: 99.83 AVERAGE MARKET TIME: 152

SOLD PROPERTIES

ADDRESS	LVLS	BDRMS	BATH	AGE	SQFT	LIST\$	SALES\$	\$SQ/FT	DOM
509 Barrington Way	2.0	5	4.2	8	4650	469,900	425,000	91.40	124
234 Allistair Road	2.0	5	5.0	10	4840	480,000	450,000	92.98	83

VERAGE LIST\$: 474,950 AVERAGE \$/SQ.FT.: 100.10 AVERAGE MARKET TIME: 104

VERAGE SALES\$: 437,500 AVERAGE \$/SQ.FT.: 92.20 SALES\$ TO LIST\$: 92%

			\$437,500	
Sold	\$425,000	-----		\$450,000
Properties	Lo Price		Average	Hi Price

			\$432,200	
For Sale	\$419,500	-----		\$444,900
Properties	Lo Price		Average	Hi Price

			\$429,300	
Subject	\$398,300	-----	\$432,500	
Property	Lo Price		Average	Hi Price

Information believed to be accurate but subject to verification by all parties.

Note: Properties could be removed by viewing the detail and clicking on the "Un CMA" button

Use these rules to establish SQL criteria:

Note: If listed property (ML# load) or optional Price Range entered by agent, use price as indicated below. If no Price Range, substitute Heated Sq Ft for Price Range and make sure Heated Sq Ft is not used twice in the query.

R_ACTV

If sub-division#"N/A"

If count for type and sub-division (in same area(s)) and
acre< Subject acre+/-1 and price = subject price +/-20% > 9

as_area = sub-division (in same area(s))

else

If count for type and (area and sub_area and zip_code) and
acre< Subject acre+/-1 and price = subject price +/-20% > 9

as_area = area and sub-area and zip_code

else

If count for type and (area and sub_area) and acre< Subject
acre+/-1 and price = subject price +/-20% > 9

as_area = area and sub-area

else

as_area = area

endif

else

If count for type and (area and sub_area and zip_code) and
acre< Subject acre+/-1 and price = subject price +/-20% > 9

as_area = area and sub-area and zip_code

else

If count for type and (area and sub_area) and acre< Subject
acre+/-1 and price = subject price +/-20% > 9

as_area = area and sub-area

else

as_area = area

endif

endif

endif

Test 1 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 15% (Ex.170000-230000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 20% (Ex.1600-2400 [2000])

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 2 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 25% (Ex.1500-2500 [2000])

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 3 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 4 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex.Levels - 1 Story)

Test 5 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 6 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 7 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 8 - Stop regardless of what is found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Use R_Solds

If sub-division#"N/A"

If count for type and (sale date <= 12 months) and sub-division (in same area(s))
and acre< Subject acre+/-1 and price = subject price +/-20% > 9

ss_area = sub-division (in same area(s))

else

If count for type and (sale date <= 12 months) and (area and sub_area and
zip_code) and acre< Subject acre+/-1 and price = subject price +/-20% > 9

ss_area = area and sub-area and zip_code

else

If count for type and (sale date <= 12 months) and (area and sub_area)
and acre< Subject acre+/-1 and price = subject price +/-20% > 9

ss_area = area and sub-area

else

ss_area = area

endif

else

If count for type and (sale date <= 12 months) and (area and sub_area and
zip_code) and acre< Subject acre+/-1 and price = subject price +/-20% > 9

ss_area = area and sub-area and zip_code

else

If count for type and (sale date <= 12 months) and (area and sub_area)
and acre< Subject acre+/-1 and price = subject price +/-20% > 9

ss_area = area and sub-area

else

ss_area = area

endif

endif

endif

Test 1 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 6 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 15% (Ex.170000-230000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 20% (Ex.1600-2400 [2000])

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 2 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 20% (Ex.1600-2400 [2000])

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 3 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 25% (Ex.1500-2500 [2000])

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 4 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+1

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex. Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 5 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex. Levels - 1 Story)

Test 6 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 7 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 8 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 9 - Stop regardless of what is found

Area

Type - Single Family or Condo-Townhome

Sale Date =< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

After the sold criteria is found, add an "or" condition that will include properties that match the active criteria and have sold in the past 90 days (even if they don't match the sold criteria). If the result is more than 50 solds, reduce the days used with the active criteria to 60, 30, or 15 days. This will pick up properties that were in the For Sale list and sold that wouldn't appear in the sold list if the sold criteria is more restrictive.

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